

For Lease FLEX

# 200 Inner Belt Road

## Somerville, MA

NEW CONSTRUCTION



**200 Inner Belt Road** is a pristine four-story, 193,333-square foot class A commercial building located in Somerville, Massachusetts, adjacent to the McGrath O'Brien Highway.

Constructed in 2001, the building features a textured pre-cast concrete facade, ribbon windows, outstanding clear height and abundant natural light. 200 Inner Belt Road also has one of the highest parking ratios in the inner suburbs, with more than 600 parking spaces.

Just off I-93, 200 Inner Belt Road provides swift highway access in a convenient urban setting. Lechmere's MBTA stop is only moments away, while Downtown Boston and Logan International Airport are within a ten minute drive.

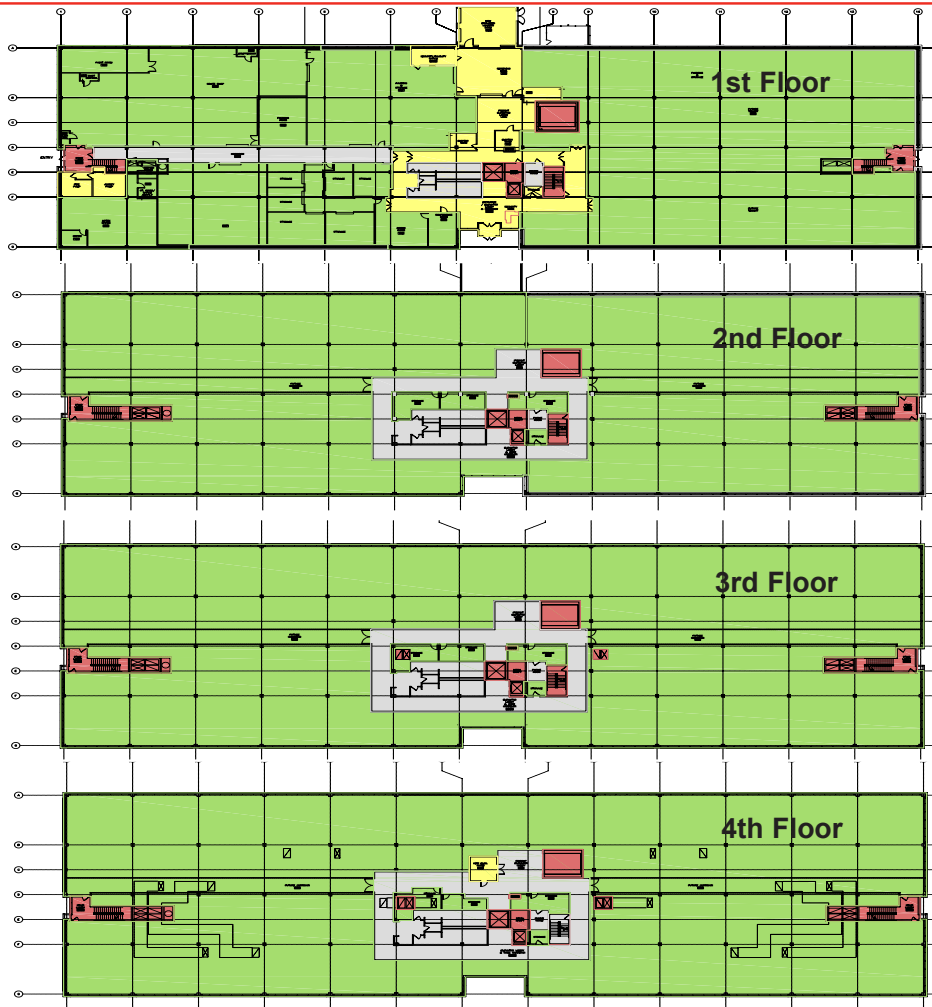


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## SPECIFICATIONS

<b>Total SF</b>	193,333 SF
<b>Property Type</b>	Class A Office
<b>Ceiling Height</b>	16'
<b>Elevators</b>	<ul style="list-style-type: none"><li>• One 3,000 pound passenger</li><li>• One 6,000 pound freight and passenger</li><li>• One 18,000 pound freight</li></ul>
<b>Electrical</b>	13,800 amps service, 85 watts per square foot
<b>Amenities</b>	Fiber optic loop in Inner Belt Road
<b>Zoning</b>	Biotechnology lab/manufacturing, telecommunications business and general office use

For more information, please contact:

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